

What We Heard Report

New Land Use Bylaw:
Draft Conventional Neighbourhood and
Holistic Neighbourhood District Review

Interested Parties Workshops:

November 5, 2025, 2:00 PM - 4:30 PM



CITY OF
FORT SASKATCHEWAN
FORTSASK.CA

Executive Summary

The City of Fort Saskatchewan is creating a new Land Use Bylaw (LUB). This process includes new, place-based Districts, including the draft Conventional Neighbourhood District (CND) and Holistic Neighbourhood District (HND). As part of this effort, the City conducted extensive public engagement to inform the development of the draft CND and HND District. This What We Heard Report includes the results of engagement sessions hosted with key stakeholders.

This engagement session notice was emailed to key stakeholders with details of the draft district, engagement times, location, and where to get additional information prior to the session occurring. This session was a follow-up session to a previous round of engagement hosted by the City on September 11th, 2025.

The engagement session involved a presentation that briefly reviewed what we heard previously, what has changed, and what are the next steps. After the presentation stakeholders were split into groups where discussions were held between facilitators and attendees. Attendees had the opportunity to discuss the overall changes, ask any specific questions, log concerns, and submit feedback forms in person or online. The City staff were also available to respond to any follow-up questions after the engagement session.

The feedback collected from in-person and emails is summarized in this report. This input will be used to inform updates to the draft CND and HND Districts.

Project Introduction

The City of Fort Saskatchewan is creating a new Land Use Bylaw (LUB). The LUB is one of the most important Bylaws for a municipality. Most planning documents provide goals and objectives to be achieved; thus, they plan for the future. The LUB is different in that it is a regulatory document. It regulates the use and development of land as it happens.

This What We Heard Report provides a summary of engagement sessions where the draft of the Conventional Neighbourhood (CND) and Holistic Neighbourhood District (HND) was discussed. Administration hosted a presentation and discussion engagement session. The session was held at the City of Fort Saskatchewan Curling Club. This is the second session held reviewing the CND and HND draft districts. A previous session was held on September 11, 2025 which first introduced the districts and process to the interested parties.

At this engagement session a presentation was shown that reviewed what had been heard, what changed, and what was new. At this engagement session, the Project Team was also available to answer any questions about the draft of the CND and HND District and explain the Land Use Bylaw process.

Our Approach

Methodology

Data Collection

An engagement session was held from 2:00 pm to 4:30 pm on November 5, 2025. This engagement first provided a presentation for attendees and was followed by an informal conversational opportunity for participants to clarify changes, ask questions, indicate their preferences, and provide additional feedback through emails and feedback forms. A total of five (5) responses were received.

Data Analysis

Submissions were summarized to create an understanding of stakeholder perspectives. The summary analysis of comments was based on feedback from written and electronic submissions.

Promotional Activities

This engagement session was not promoted publicly as it was specifically for interested parties. This engagement session was emailed to interested parties.

Engagement Sessions

This engagement was held at the City of Fort Saskatchewan Curling Club and was hosted from 2:00 – 4:30 pm. A presentation was prepared and shown to the interested parties and was followed by three rounds of discussion at the tables of those who attended. Each table was facilitated by one or two City of Fort Saskatchewan staff members.

A total of 10 participants signed in to the engagement session. A total of 5 responses were received as a result of the engagement session. Participants were encouraged to fill out feedback forms. However, all responses were received via email after the engagement session.

Comments from the feedback submissions are summarized in separate tables below.

Conventional Neighbourhood District and Holistic Neighbourhood District – Comments

A total of **5 of the 10 attendees** (50% of attendees) submitted feedback. The comments have been categorized as they relate to the dominant themes. The entirety of the feedback comments can be found in Appendix A.

Theme	Feedback Form Comments
Lot & Block Standards	Lot widths should be reduced to allow latest housing demand.
	Lot widths should match between districts.
	Lot depth minimums should be reduced to 28m.
	18’ Zero Lot Lines should be allowed with lane on local streets.
	Maximum lot widths for Zero Lot Lines are too restrictive and should be expanded.
	Site width range should be adjusted.
	Lot width maximums should be removed.
	Maximum setback distances should be removed.
Clarity & Definitions	“Laneway Housing” does not suit the product and should be changed.
	Setbacks for Laneway Housing need to be clarified.
	Wording around transitioning of intensity may need to be adjusted or clarified to ensure mingling of housing product is allowed.
Schools	Municipal reserve designation will be removed from school sites and will impact the approach of the districts to regulate schools.
	Put school height to 12m along local and collector streets. Put school height to 18m along arterial streets and nodes.
Density	Density thresholds should be regulated by regulating plans and not in the district.
Building Character & Design	Architectural controls will limit creativity and lead to similar building styles.
Parking	On site parking requirements may need to be reduced to accommodate Laneway Housing.
	Greater flexibility is needed around parking regulations specifically for schools.
Landscaping	5 shrubs should be allowed in place of a tree on non-rectangular lots.
	Ensure urban agriculture does not apply to or restrict private gardens.
General	Gates should be allowed in front yards specifically for Zero Lot Line development.
	Development type should be regulated by regulating plans and not in the district via requisite qualifiers. (Local, collector, and arterial streets)

Key Takeaways:

- 2 people expressed concerns regarding the minimum lot widths. One noted that they should be as low or lower than the CND district as the HND communities will have a higher density requirement. The other noted reducing lot width minimums to allow for the latest housing type in demand.
- 2 people expressed that the minimum lot depth should be reduced from 30m to 28m. Anything below 28m should be considered a shallow-lot product. (Both Districts)
- 1 person expressed concerns over wording that limits fencing in the front yard should be adjusted, in order to allow for gates (with no locks). These are generally used for Zero Lot Line products. (Both Districts)
- 1 person expressed that wording should be added to allow for 5 shrubs to be provided in place of a tree on non-rectangular lots in order to accommodate difficult placement locations. (Both Districts)
- 1 person noted that 18' Zero Lot Lines with lanes should be allowed on Local Streets. (Both Districts)
- 1 person expressed that maximum lot widths for Zero Lot Lines are too restrictive. Only allowing 2 types (18' and 20') will be difficult to accommodate as block lengths are irregular. Districts should allow for 24' on all streets and even 26' (9.5m). (Both Districts)
- 1 person expressed that for all Local, Collector and Arterial Streets the range (site width) should be 7.0m to 9.5m.
- 2 people expressed that the province may remove municipal reserve designation from school sites, this may hinder the approach proposed for school developments. (Both Districts)
- 1 person expressed concerns with the name Laneway Housing. If corner lots can accommodate this product with or without lanes it should be renamed to "Corner Lot Housing". (Both Districts)
- 2 people expressed concerns that wording may be needed to allow the original lot of Laneway/Corner Lot Housing to have a site depth of 15m. Additionally, clarification of rear and side yard locations is needed as two rear yard setbacks could limit the viability of this product. (Both Districts)
- 1 person expressed that onsite parking requirements may need to be reduced to accommodate Laneway/Corner Lot Housing. (Both Districts)
- 1 person expressed concerns around wording regarding the transitioning of intensity. Wording should not limit the co-mingling of townhouses, semis and singles. (Both Districts)
- 1 person expressed that clarity is needed to ensure that Urban Agriculture does not apply to or restrict private gardens. (Both Districts)
- 1 person expressed that schools require some certainty around development regulations in order to help with Provincial funding. It is recommended a 12m height along collector and local streets and 18m along arterial streets and within nodes. (Both Districts)
- 1 person expressed concerns regarding parking for schools. Allowing for greater flexibility is needed and specifically the City of Calgary regulations were noted as a good example. (Both Districts)
- 2 people expressed concerns over the architectural controls and noted that rather than creating a visually appealing streetscape it would limit builders to certain styles in order to meet the requirements. (Both Districts)

- 1 person expressed concerns over the requisite qualifiers (local, collector, arterial, etc.) and instead recommended just showing development type in regulating plans. (Both Districts)
- 1 person expressed concerns with lot width maximums and suggested they be removed in their entirety. (Both Districts)
- 1 person expressed concerns with maximum setback distances and believe that builders will maximize the building pocket ensuring a consistent block face. (Both Districts)
- 1 person expressed concerns regarding density thresholds being in the district and notes this should be covered by regulating plans. (Both District)
- 1 person expressed concerns about corner cut and laneway housing setbacks. (Both Districts)

Additional Comments

As part of the process City staff members gathered feedback during the discussions at each table. While many of the recorded comments match the submitted feedback, the recorded discussions and notes are summarized below.

Theme	Feedback
Engagement Notes/Feedback	What percentage of driveway can front collector streets?
	Either allow more townhouses on local streets or none at all.
	18' detached dwelling should be allowed on local streets with lane in CND.
	18' detached dwelling should be allowed on local streets in HND.
	Townhouses should have narrower widths on local streets similar to collector and arterial.
	Max front yard along collector and arterial streets should be 6m (Front Yard)
	Minimum rear yard should be 7m (no location given)
	HND Nodes should have a maximum front yard of 3m.
	CND revise sideyard flanking to 2.4m minimum and 4.5m maximum.
	Remove local road density of 30 du/nrha.
	Architectural guidelines seem acceptable.
	Is there a way to build a grocery store if you cannot construct a large scale building?
	Double check block face definition. Can lanes be used to break up the block? Or only public utility lots and walkways?
	Concerns with only allowing one townhouse on a local road. Difficulty to sell to builders as they prefer to purchase in groups.

Next Steps

The City will take the feedback provided into consideration and revise the regulations of the Conventional Neighbourhood District and Holistic Neighbourhood District. The City acknowledges that the two districts may require different regulations. Once the draft is updated, it will be shared to the participants and the City's website for review prior to council consideration.

NEW LAND USE BYLAW

Let's

Place IT!

November 5, 2025



CITY OF
FORT SASKATCHEWAN
ALBERTA



Agenda – Land Use Bylaw Update

- Introduction
- Placemaking Philosophy
- CND-HND Districts
- What we heard
- Revised Districts Discussion
 - Land Use = Building Typologies
 - Subdivision and Built Form Regulations
 - Architectural Control
- Questions
- Next Steps

PHILOSOPHY

BYLAW # C31-20
Office Consolidation Version - December 10, 2025 (Bylaw C16-24)

OUR FORT. OUR FUTURE.

CITY OF FORT SASKATCHEWAN'S MUNICIPAL DEVELOPMENT PLAN



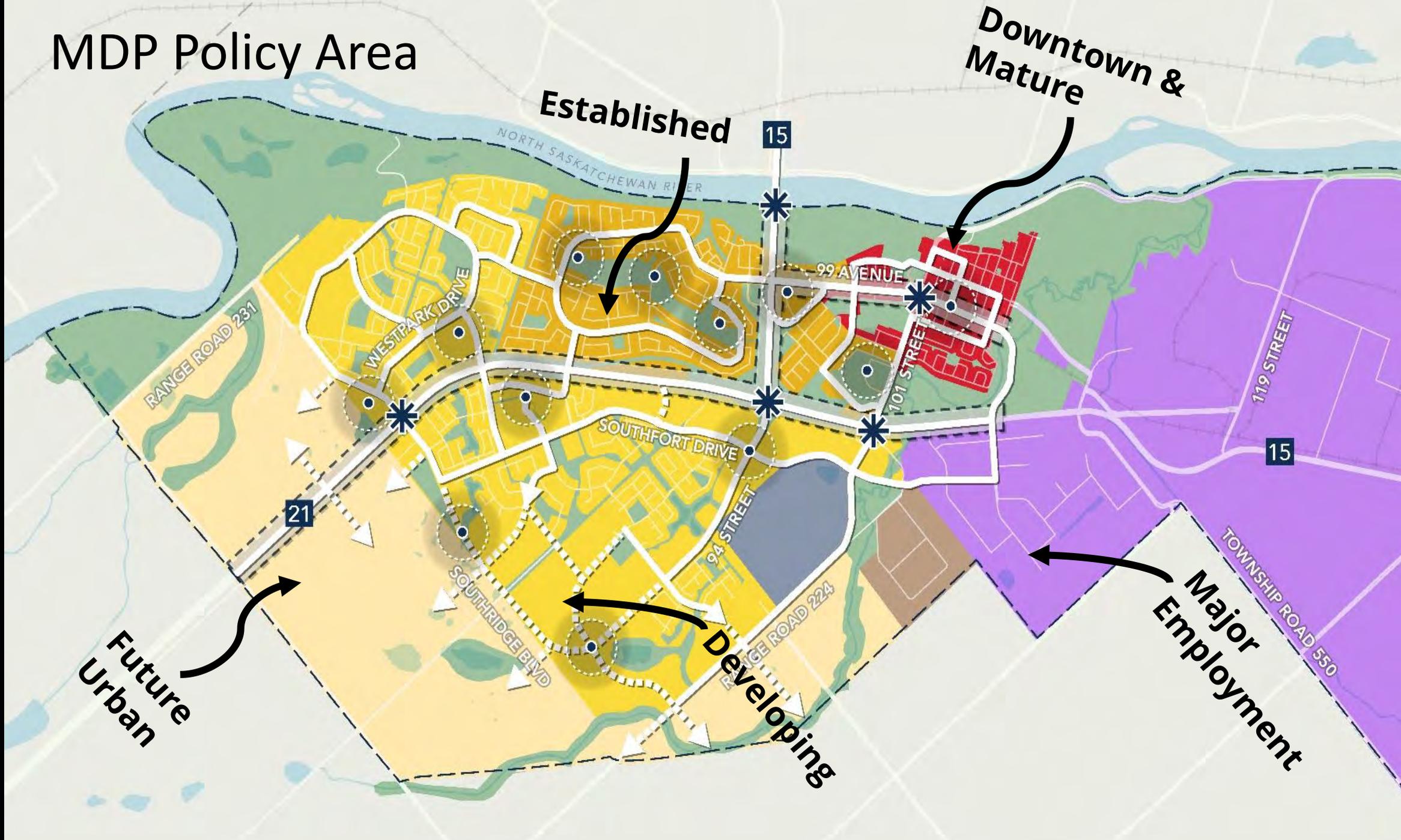
Municipal Development Plan (MDP)

Place making - Growth Strategy

Design Oriented

Place Based - Context, sense of place

MDP Policy Area



Established

Downtown & Mature

Future Urban

Developing

Major Employment

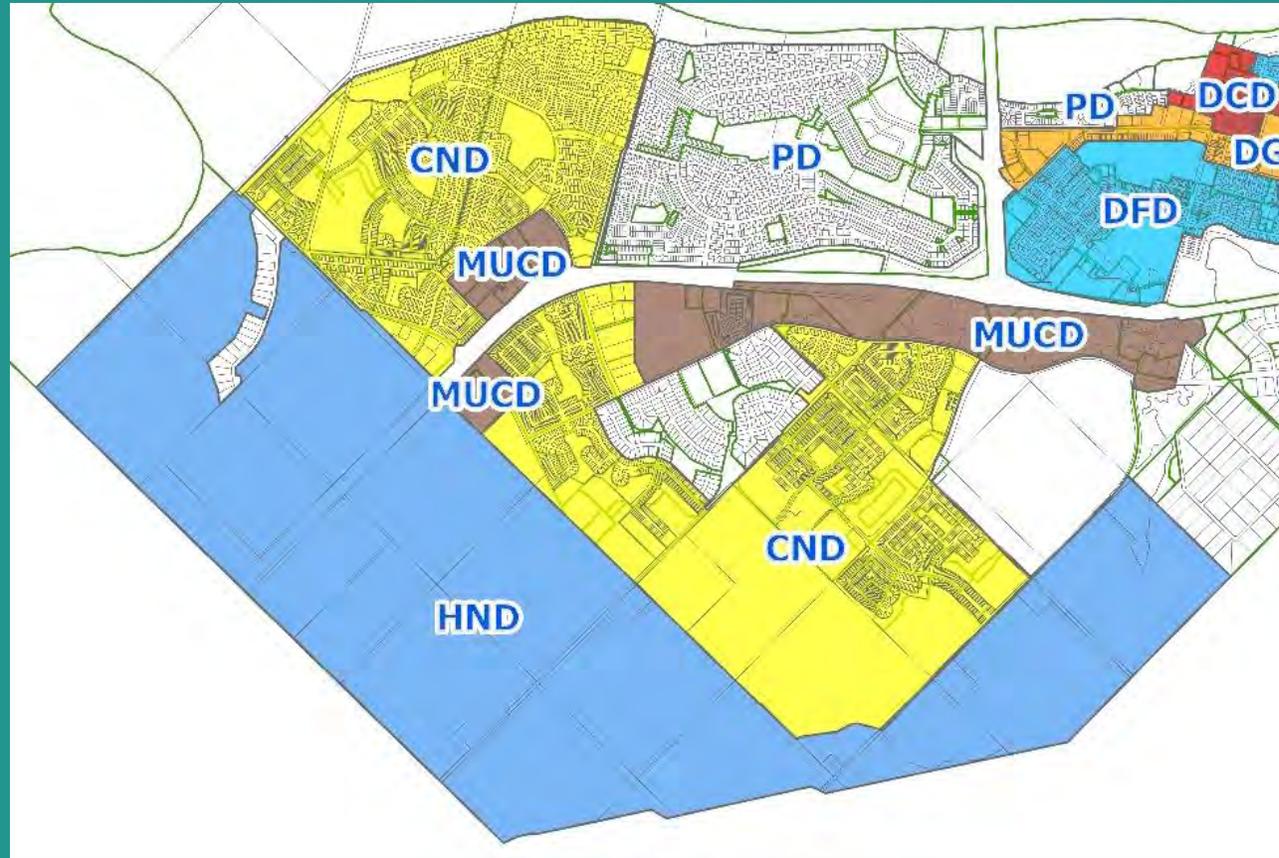
LAND USE BYLAW APPROACH

Traditional (Euclidian)

- Does not recognize unique character areas
- Single Use Neighbourhoods
- Not conducive for "complete communities"

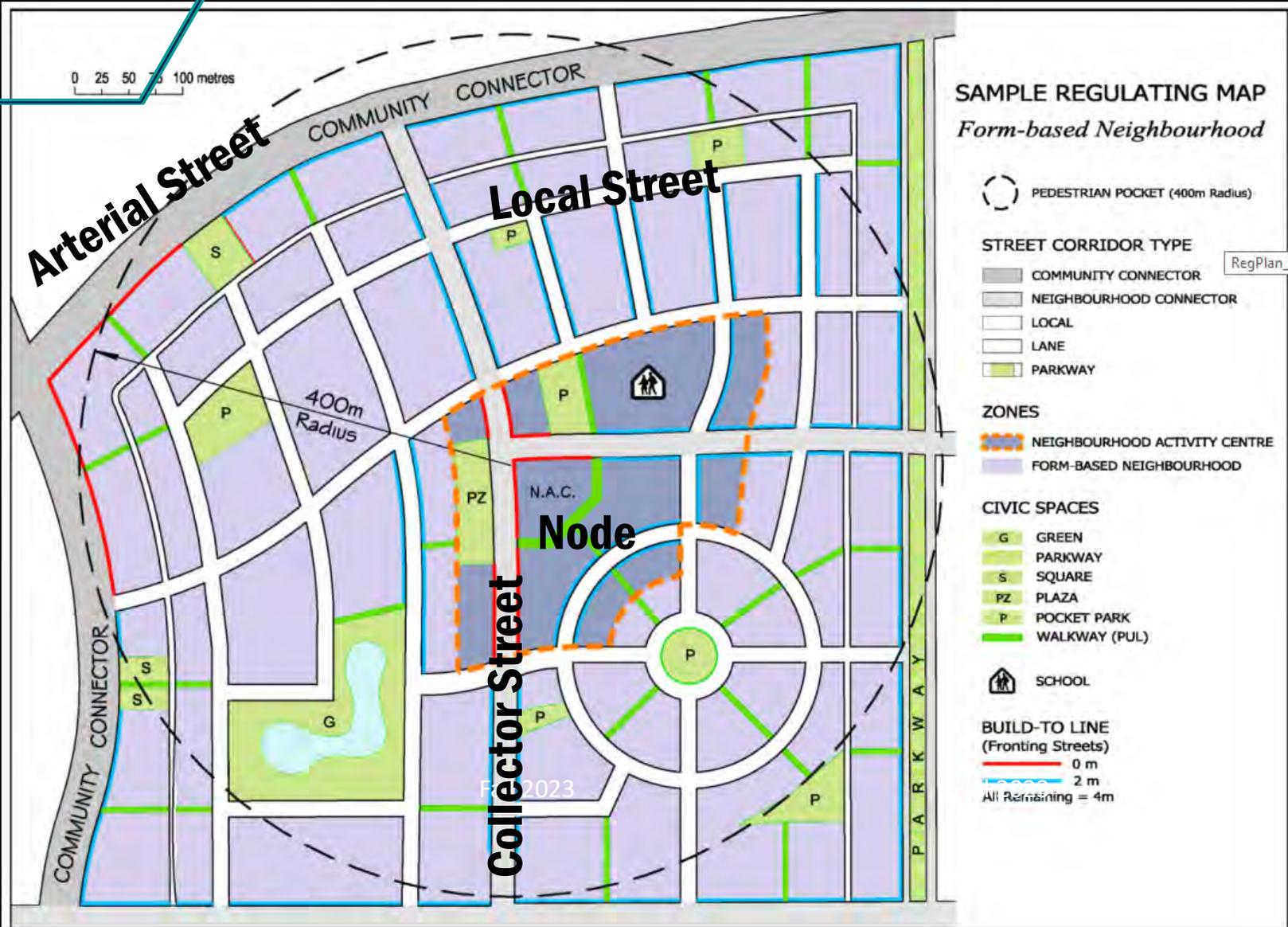
New Land Use Bylaw

- Context-sensitive "Place-Based"
- Encourages diversity of housing
- Conducive for "complete communities"



DISTRICT OVERVIEWS

DISTRICTS – SUB-PLACE TYPES



DISTRICT EVOLUTION

- Residential
 - No activities
- Commercial
 - Built Form allows for activities



ENGAGEMENT AND FEEDBACK

WHAT WE HEARD – ROUND 1



1. Lot sizes

2. Density and Housing Diversity

**3. Development Process and
Predictability**

4. Certainty for Schools



LOT SIZES

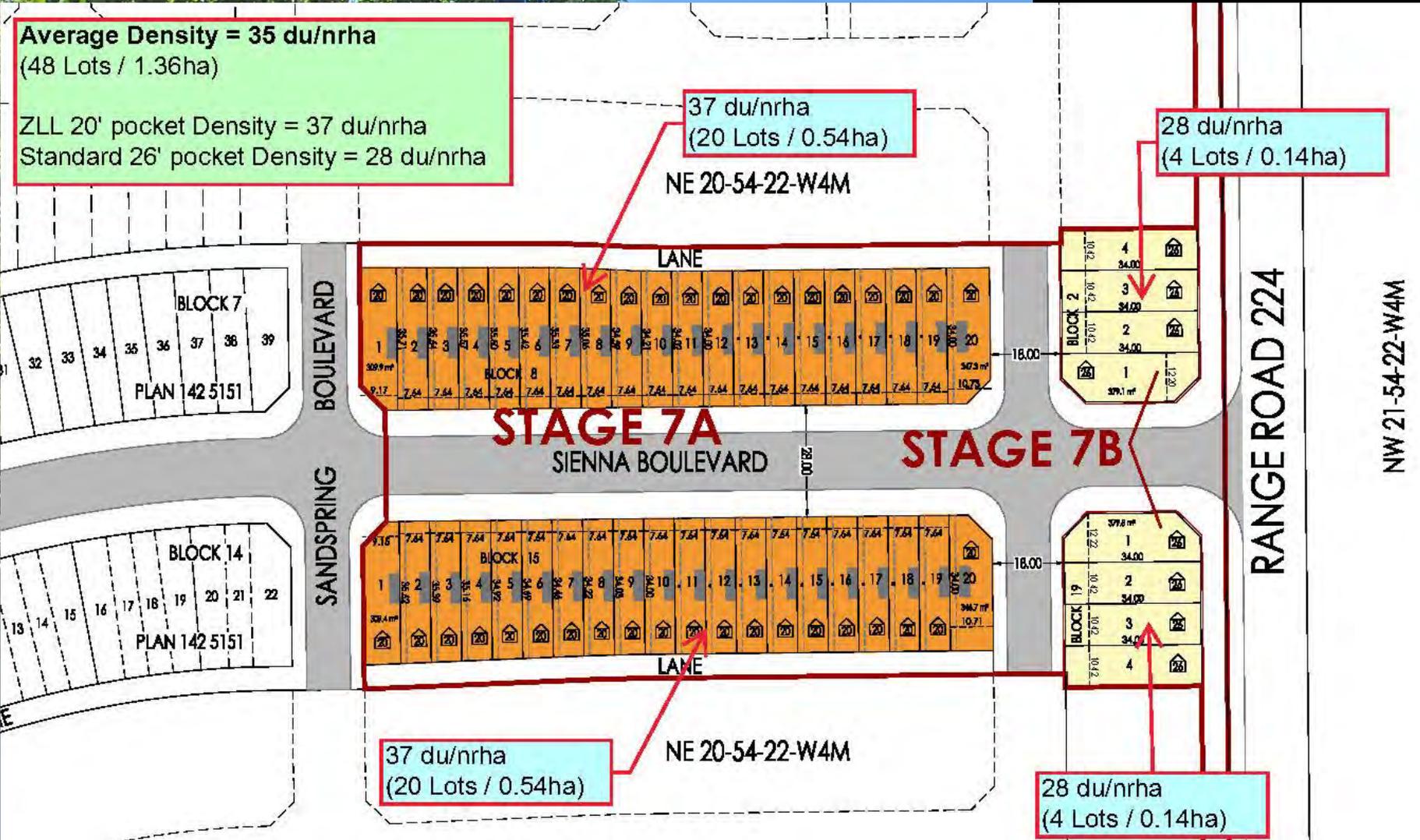
- Narrow lots classification
- Narrow lots widths
- Shallow lots

Average Density = 35 du/nrha
(48 Lots / 1.36ha)

ZLL 20' pocket Density = 37 du/nrha
Standard 26' pocket Density = 28 du/nrha

37 du/nrha
(20 Lots / 0.54ha)

28 du/nrha
(4 Lots / 0.14ha)



ND
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ARCHITECTURAL DESIGN CONTROL

An emphasis on
predictability.



CERTAINTY FOR SCHOOLS

Schools were a major topic with a need for clarity and support.

SOME OTHER CHANGES



DENSITY PER LOT

- Detached Dwelling, Duplex
- Laneway Dwelling
- Stacked Duplex
- Stacked Townhousing
- Townhousing

**LAND USE TABLE AND
DEFINITIONS
DISCUSSION – 25 + 5**

PERMITTED AND DISCRETIONARY USES (EXAMPLE CND)

BUILDING TYPE	NODES	ARTERIAL STREET		COLLECTOR STREET		LOCAL STREET		FUP
		Lane	W/O Lane	Lane	W/O Lane	Lane	W/O Lane	
Detached Dwelling	-	P	-	P	P	P	P	
School	D	D	D	D	D	-	-	Permitted on sites dedicated as Municipal Reserve, School Reserve, or Municipal School Reserve

**SUBDIVISION AND BUILT
FORM DISCUSSION 35 + 10**

TYPOLGY	NODE	ARTERIAL STREET	COLLECTOR STREET	LOCAL STREET (WITH LANE)	LOCAL STREET (W/O LANE)
Detached Dwelling	-	Min. 7.9m Max. 9.7m Corner Lot: Min.9.1m		Min. 7.9m Corner Lot: Min. 9.1m	Min. 9.1m Corner Lot: Min. 10.3m
Duplex	At the discretion of the Subdivision Authority	Min. 6.1m Corner Lot: Min. 7.3m		Min. 7.6m Max. 8.9m	

**LOT STANDARDS AND BUILDING SITING
(EXAMPLE CND)**

**ARCHITECTURAL AND
SITE DESIGN
DISCUSSION(20 +10)**



DESIGN PRINCIPLES AND CONNECTIVITY

Architectural Consistency

Buildings use consistent materials and façade details to enhance visual appeal and neighborhood character.

Pedestrian Connectivity

Pedestrian walkways link developments to the public network, promoting safe and accessible movement.

Landscaping and Screening

Landscaping includes soft landscaping percentages and tree/shrub ratios; parking areas are concealed or screened.

Design to Reduce Massing

Step-backs on taller buildings reduce massing impacts and improve streetscape articulation.

**QUESTIONS? WHAT'S
NEXT?**

(2) PLACE TYPE

This Place Type applies to suburban style development within Sherridon North, Southfort and Westpark. It is characterised by low-density housing including Single Detached dwellings, Duplexes, and Town housing while allowing for limited integration of Apartments. The land use pattern is dominated by residential, with the street layout featuring a mix of grid pattern, modified grid, cul-de-sacs, with lots both with and without lane access. Schools, parks, and storm ponds are well connected with a multi-purpose trail network. Although this place-type serves as a framework for both the existing and greenfield development within above mentioned neighbourhoods, the existing developed areas will not be impacted unless redevelopment or alteration to the existing development undertaken. The district will guide the future new development, i.e. greenfield development. The overarching goal of the MDP for this Place Type is to incorporate greater housing diversity to create inclusive, multi-generational communities when opportunities arise.

(3) INTENT

i. General Intent

The intent of this Place Type is to promote housing diversity, enhance inclusivity, support multi-modal connectivity, and improve urban design in alignment with the Municipal Development Plan (MDP). The existing development is predominately low-density in character and is encouraged to accommodate Internal Secondary Suites and Backyard Dwellings. New development and redevelopment when opportunities arise within this Place Type should feature more diverse housing options, such as Duplexes, Townhouses, and Apartments along arterial and collector streets. Neighbourhood level community services should be present for residents' convenience and be accessible via multi-modal transportation. This transition will help align with the MDP's direction for inclusivity, mixed-use and complete communities.

ii. Land Use Mix

New development within this Place Type will continue to be predominately residential in nature. New residential developments will contribute to housing diversity through a range of housing forms including Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhouses, Townhouses, and apartments. New development and redevelopment will be expected to integrate sensitively with the existing neighbourhood fabric based on street type frontage. Non-residential and Mixed-Use development are primarily directed to Nodes and Arterial Streets. Where rear lanes are available, they should be utilized to separate loading, servicing, and parking access from the primary streetscape frontage.

iii. Form of Development and their Locations

Nodes and Arterial Streets will accommodate mixed-use and higher density residential developments. Along Collector and Local Streets, development should be compatible with the existing neighbourhood context, and compatible with the scale, height, and massing in the surrounding area. Non-residential and higher density residential developments will primary be located within Nodes and along Arterial Streets. From these locations, building height, density, and intensity will transition gradually, moving towards low-density housing forms along Collector and Local Streets. Existing low-density development will be able to accommodate Internal Secondary Suites and Backyard Dwellings on the lots enhancing affordability and multi-generational living.

(4) BLOCK STANDARDS

i. New Block length shall not exceed 250.0m.

- ii. Where the Block frontage exceeds 200.0 m, a mid-block pedestrian connection shall be dedicated as a right-of-way. The right-of-way should not be located closer than 75.0m from either end of the Block.
- iii. Housing orientation and/ or architectural considerations where applicable shall be maintained along a Block face.
- iv. Block standards may be varied to the satisfaction of the Subdivision Authority to address constraints, such as but not limited to natural features, transportation rights-of-way, parks or open space, or existing utilities.
- v. Reverse Lot Frontage is not permitted in Nodes, to create a welcoming urban condition with buildings framing and fronting onto the street.
- vi. Notwithstanding 4.vi., Reverse Lot Frontage housing will be developed to match the orientation of dwellings established prior to _____, 2026 along the same Block Face to maintain a consistent streetscape and lot orientation.

(5) USES AND TYPOLOGY

- i. Abutting front attached garages and driveways for Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing must be paired together to maximize separation between driveways to allow for on street parking and operational functionality.
- ii. Front attached garages and/or driveways for Detached Dwellings, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing shall not be permitted off Collector and Arterial Streets.
- iii. Notwithstanding 5 (ii) Front attached garages and/or driveways off Collector and Arterial Streets for Detached Dwellings, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing may be permitted where established prior to _____, 2026 to the discretion of the Development Authority.
- iv. Where a non-residential use or an activity is proposed in a building previously developed as a Duplex, Stacked Townhousing, or Townhousing, the entire building must be converted for the non-residential use or residential mixed-use.

Fundamental Use Provision: The fundamental use provisions as requisite qualifiers for permitted and discretionary uses listed within Section x _____.

P – Permitted Use

D – Discretionary Use (means use of a land or a building that may be authorized at the discretion of the Development Authority.

Building Type	Requisite Qualifiers							Fundamental Use Provision (FUP)
	CND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		
	Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane		
Apartment	P	P	P	P	P	-	P	Only on the following Collector Street parcel(s): In area #1 .In area #3 in accordance with the approved Neighbourhood Structure Plans On Local Street without Lane access: a) Lot 5;Block 16 ;Plan 0226197

Building Type	Requisite Qualifiers							
	CND Locations							Fundamental Use Provision (FUP)
	Nodes	Arterial Street		Collector Street		Local Street		
Lane		w/o Lane	Lane	w/o Lane	Lane	w/o Lane		
								b) Plan 0922806 c) Plan 0425568 d) Plan 0620420
Backyard Dwelling	D	P	P	P	P	P	P	
Detached Dwelling	-	P	-	P	P	P	P	
Detached Dwelling with one Side Yard 0.0 metre	-	P	-	P	-	P	-	
Duplex	D	P	P	P	P	P	P	Along a Collector Street without Lane access when: a) A Development Permit for Duplex was approved prior _____ DATE ; or b) It's a Development with Shared Access. Along an Arterial Street without Lane access when it's a Development with Shared Access.
Home Business	D	D	D	D	D	D	D	Shall not be located within an Apartment or Mixed-Use Building.
Internal Secondary Suite	P	P	P	P	P	P	P	
Laneway Housing	-	P	-	P	-	P	-	Only permitted on a corner site where servicing is available from abutting street.
Stacked Duplex	P	P	-	P	-	P	P	
Stacked Townhousing	P	P	P	D	P	-	-	Along a Collector Street: a) That a Development Permit for Stacked Townhousing was approved prior to the coming of this Bylaw; b) The side yard or flanking yard of a parcel is adjacent to a street or lane; c) That a parcel is adjacent to a parcel with a developed

Building Type	Requisite Qualifiers							Fundamental Use Provision (FUP)
	CND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		
	Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane		
								<p>Stacked Townhousing; or</p> <p>d) when located on the parcel(s) identified as: In area #1 . In area #3 in accordance with the approved Neighbourhood Structure Plans</p> <p>Along an Arterial Street without Lane access or Collector Street without Lane access when it's a Development with Shared Access</p>
Townhousing	P	P	P	P	P	P	D	<p>Along Local Streets,</p> <p>a) When a Development Permit for Townhousing was approved prior to the <u> </u> DATE; or</p> <p>b) For areas developed after <u> </u> DATE, no more than four units in a townhouse shall be allowed and Townhousing shall be limited to no more than 30% of the Block Front.</p> <p>Along a Collector Street:</p> <p>a) When a Development Permit for Townhousing was approved prior to the coming of this Bylaw;</p> <p>b) The side yard or flanking yard of a parcel is adjacent to a street or lane;</p> <p>c) That a parcel is adjacent to a parcel with a developed Townhousing; or</p> <p>d) when located on the parcel(s) identified as: In area #1 . In area #3 in accordance with the approved</p>

Building Type	Requisite Qualifiers							Fundamental Use Provision (FUP)
	CND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		
	Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane		
								Neighbourhood Structure Plans Along an Arterial Street without Lane access or Collector Street without Lane access when it's a Development with Shared Access
Commercial Block	P	-	-	-	-	-	-	Only on the following Collector Street parcel(s): In area #1 . In area #2 and #3 in accordance with the approved Neighbourhood Structure Plans
Inn	-	D	D	-	-	-	-	
Mixed-Use Building	P	D	D	D	D	-	-	Only on the following Collector Street parcel(s): In area #1 . In area #2 and #3 in accordance with the approved Neighbourhood Structure Plans
Single Structure Commercial Pad	-	P	P	P	P-	-	-	Along Collector Streets: a) When a Development Permit for Single Structure Commercial Pad was approved prior to the coming of this Bylaw; or b) When located on the parcel(s) identified as: In area #1 . In area #3 in accordance with the approved Neighbourhood Structure Plans Along a Collector Street without Lane access: Must be located on Lot 2; Block 1; Plan 8822160
Strip Mall	-	D	D	D	-	-	-	Only on the following Collector Street parcel(s): In area #2 and #3 in accordance with the approved Neighbourhood Structure Plans
Store Front	P	P	P	D	D	-	-	Only on the following Collector Street parcel(s): In area #2 and #3 in accordance with the

Building Type	Requisite Qualifiers								Fundamental Use Provision (FUP)
	CND Locations								
	Nodes	Arterial Street		Collector Street		Local Street			
	Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane			
									approved Neighbourhood Structure Plans
Indoor Assembly	P	P	P	P	P	-	-		Only on the following Collector Street parcel(s): In area #2 and #3 in accordance with the approved Neighbourhood Structure Plans Along a Collector Street without Lane access when: a) It's a Development with Shared Access; or b) Must be located on Lot 1A ;Block 1 ;Plan 9120403
Public Service Building	D	D	D	D	D	D	D		
School	P	P	P	P	P	-	-		Only on sites registered as MR, SR or MSR.
Urban Agriculture	D	D	D	D	D	D	D		
Parks and Natural Area	P	P	P	P	P	P	P		
Sign	D	D	D	D	D	D	D		

(6) SUBDIVISION STANDARDS

- i. Lot widths and / or building typologies along a Block frontage should be varied to allow for a variety of lot widths.
- ii. Lots 9.1m or less in width with front attached garages shall be situated across from lane accessed development 6.1m or wider, a flanking yard, Parks and Natural Area, and/or developments with shared access or lots over 11.7 m wide with front attached garages.
- iii. Front-accessed housing on sites 9.1m to 11.7m in width shall be across from lane housing, other front accessed housing with sites greater than 9.1m in width, a flanking yard, or Parks and Natural Areas.
- iv. Each subdivision must adhere to the density thresholds and housing typologies identified in the relevant Neighbourhood Structure Plan and in compliance with the land use designations identified in the respective statutory plans.

Uses	Typology	Node	Arterial Street	Collector Street	Local Street (with Lane)	Local Street (without lane)
Site Width	Detached Dwelling, Stacked Duplex, Laneway Housing	Min. 7.9m Max. 9.7m Corner Lot: Min. 9.1m		Min. 7.9m Max. 9.7m Corner Lot: Min. 9.1m	Min. 8.5 m Corner Lot: Min. 9.1 m	Min. 9.1m Corner Lot: Min. 10.3m
	Detached Dwelling (with one sideyard reduced to 0.0m)	Min. 7.0m Max. 7.6m Corner Lot: Min.8.5m		Min. 7.0m Max. 7.6m Corner Lot: Min. 8.5m	Min. 7.6m Max. 8.9m Corner Lot: Min.8.5m	-
	Duplex	Min. 5.5m Corner Lot: Min. 6.7m		Min. 6.1m Corner Lot: Min. 7.3m	Min. 6.7 m Corner Lot: Min.7.9 m	Min. 7.3m Corner Lot: Min. 8.5m
	Townhousing, Stacked Townhousing	Internal Lot: Min. 3.6m End Lot: Min. 5.4m Corner Lot: Min. 5.6m			Internal Lot: Min. 5.4m End Lot: Min. 6.7m Corner Lot: Min. 7.9m	
	Apartment, Commercial Block, , Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly, Inn, Mixed Use Building, Public Service Building, School,	To the discretion of the Subdivision Authority			-	To the discretion of the Subdivision Authority
Site Depth	Detached Dwelling, Duplex, Stacked Duplex, Townhousing, Stacked Townhousing	Min. 30.0m Lesser depth will be allowed in accordance with the applicable Neighbourhood Structure Plan and Regulatory Map of this Bylaw.				
	Apartment, Commercial Block, , Inn, Mixed Use Building, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly	Min. 30.0m			-	To the discretion of the Subdivision Authority
	Laneway Housing	-	Min. 15.0 m			
	Public Service Building, School	At the discretion of the Subdivision Authority				

(7) BUILT FORM AND SITING

- i. Vehicular access to the building shall be from the lane where a lane is available.
- ii. Shared side property line for Duplex, Stacked Townhousing, or Townhousing is permitted to be 0.0m.

- iii. Setbacks may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.
- iv. Rear Yard Setbacks may be reduced to 1.0m to the satisfaction of a Development Authority for lane accessed Detached Dwelling, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing on lots with reduced depths in accordance with an approved Neighbourhood Structure Plan where garage is attached to the Principal Building.
- v. A Duplex on a local street has a front vehicular access to one unit and rear vehicular access to another, the unit with rear vehicular access may be setback to a maximum of 7.0m.
- vi. Internal building setback at the discretion of the Development Authority.

	Typologies	Location						
		Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
Front Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Max. 4.5m when abutting a street	Min. 3.0m – Max. 4.5m				Min. 3.0m – Max. 4.5m	Min. 6.0 – Max. 7.0 m
	Apartment, Commercial Block, Inn, Mixed Use Building, Single Structure Commercial Pad, Store Front, Strip Mall	Max. 4.5m when abutting a street	Min. 4.5m – Max. 6.0m	Min. 3.0m – Max 7.0m		-	Min. 7.0m	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.						
	Accessory Building, Backyard Dwelling, Laneway Housing	Not permitted within front yard setback.						
Rear Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Without Lane: Min. 8.0m With Lane: Min. 6.0m	Min. 6.0m	Min. 8.0m	Min. 6.0m (where garage/car port is attached to Principal Building)	Min. 8.0m Min. 4.0m where lot depth is under 28.0m and the lot	Min. 6.0m (where garage/car port is attached to Principal Building)	Min. 8.0m Min. 4.0m where lot depth is under 28.0m and the lot

	Typologies	Location						
		Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
					Min. 10.5m (where garage or carport is detached)	backs onto public property	Min. 10.5m (where garage or carport is detached)	backs onto public property
	Apartment, Commercial Block, Inn, Mixed Use Building, Single Structure Commercial Pad, Store Front, Strip Mall	Min. 4.5m for buildings up to 15.0m in height. Min. 5.0m for buildings over 15.0m and up to 18.0m in height. Min. 5.0m plus 0.5m for every additional 3.0m increase of height for buildings over 18.0m height.	Min. 7.0m	Min. 4.5m for buildings up to 15.0m in height. Min. 5.0m for buildings over 15.0m and up to 18.0m in height. Min. 5.0m plus 0.5m for every additional 3.0m increase of height for buildings over 18.0m height.	Min. 4.5m	Min. 8.0m		
	Indoor Assembly, Laneway Dwelling Public Service Building, School	At the discretion of the Development Authority.						
	Accessory building, Backyard Dwelling	Min. 1.0m						
Side Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Min. 1.2m Min. 1.5m for Detached Dwelling where one or more setback is 0.0m.						
	Apartment, Commercial Block, Inn,	Min. 1.5m for buildings up to 9.0m in height. Min. 2.0m for buildings over 9.0m up to 12.0m in height.						

	Typologies	Location					
		Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)
	Mixed Use Building, Single Structure Commercial Pad, Store Front, Strip Mall	<p>Min. 2.0m plus 1.0m for every 3.0m increase in height for buildings over 12.0m to 20.0m Min. 6.0m for buildings over 20.0m</p> <p>Min. 3.0m when the adjacent to a Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhouse, and/or Townhouse; whichever greater.</p> <p>In nodes Side Yard may be reduced to 0.0m to the discretion of the Development Authority when not abutting a Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing and/or an Apartment.</p>					
	Indoor Assembly, Laneway Dwelling Public Service Building, School	At the discretion of the Development Authority.					
	Accessory building, Backyard Dwelling	Min. 1.0m 0.0m where side yard setback for principal dwelling unit is 0.0m.					
Side Yard Flanking	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Apartment, Commercial Block, Mixed-Use Building, Storefront	Min. 2.4m – Max. 3.0m	Min. 3.0m – Max. 4.5m		Min. 2.4m – Max. 3.0m		Min. 4.5m
	Inn, Single Structure Commercial Pad, Strip Mall	Min. 3.0m			Min. 2.4m		
	Indoor Assembly, Laneway Dwelling Public Service Building, School	At the discretion of the Development Authority.					
	Accessory building, Backyard Dwelling	Min. 2.4m					
Building Height	Detached Dwelling,	Min. 5.0m – Max. 25.0m			Max. 13.1m		Max. 11.0m

	Typologies	Location						
		Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
	Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Apartment, Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront							
	Indoor Assembly, Laneway Housing, Public Service Building and Schools	To the discretion of the Development Authority						
	Backyard Dwelling	Max. 7.5m and not to exceed the height of Principle Building						
	All other Accessory Buildings	Max. 5.0m						
Density per Lot	Detached Dwelling, Duplex	Maximum 1 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling; plus up to a maximum 1 Internal Secondary Suite						
	Laneway Dwelling,	Maximum 1 Principal Dwelling unit						
	Stacked Duplex	Maximum 2 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite						
	Stacked, Townhousing,	Maximum 2 Principal Dwelling unit						
	Townhousing	Maximum 1 Principal Dwelling Unit plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite						
Density per Site	Apartment, Stacked Townhousing Townhousing Mixed Use Building	Min. 70 du/nrha	Min. 35 du/nrha -Max. 120 du/nrha	Min. 30 du/nrha -Max. 70 du/nrha	Max. 30 du/nrha			
Site Coverage Total	Detached Dwelling, Duplex, Stacked	Max. 70% Incl. Accessory Buildings			Max. 60% Incl. Accessory Buildings Max. 70% Incl. Accessory Buildings where lot depth is under 30.0m			

	Typologies	Location						
		Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
	Duplex, Stacked Townhousing, Townhousing,							
	Apartment, Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	To the discretion of the Development Authority.					Max. 60%	
	Indoor Assembly, Laneway Housing, Public Service Building and Schools	To the discretion of the Development Authority.						
	Accessory Buildings	Max. 15%						
Common Amenity	Apartment and Mixed-Use	Minimum 4.5m ² per dwelling unit						
Private Amenity	Apartment and Mixed-Use	Minimum 3.0m ² per dwelling unit to be provided for balconies						

(8) BUILDING CHARACTER AND DESIGN

a) General

These regulations apply to all development within this district.

- i. Buildings (including corner lots) shall have the same and/or complimenting materials, colours, and architectural details on all facades exposed to public streets (excluding lane), and parks and open spaces.
- ii. The size, location, design, character and appearance of any building or structure requiring a development permit shall be acceptable to the Development Authority having due regard to:
 - a. The policies and objectives contained within the municipality's statutory plans;
 - b. Other City plans, standards, and guidelines; and
 - c. Other factors, such as daylight, sunlight, and privacy.
- iii. Building facades abutting public and quasi-public spaces and streets that exceed 12.0m in building length shall incorporate use of vertical elements such as decorative columns, variation in roofline, use of balconies and porches, and façade articulation (recessed and raised surfaces) to create variation and articulation in the facade and eliminate continuous blank walls.

- iv. Buildings taller than 15.0m in height shall incorporate a step-back from front property line to address massing, sun penetration, shadowing and wind funnel impacts at the pedestrian level to the satisfaction of the Development Authority.
- v. Residential Sales Centres may be approved for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.
- vi. New buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the street, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority.

b) Detached Dwellings with 0.0m sideyard on one side

- i. Detached Dwelling development with reduced and/or 0.0m sideyard on one side shall adhere to the following regulations:
 - a. All roof drainage from Principal and Accessory buildings are directed towards a Street, Alley, or private drainage system, and no roof leader discharge is directed to the easement area;
 - b. Fences and gates are not permitted in the Front Yard;
 - c. The owners of impacted Lots register on title a minimum 1.5 m private easement along the entire distance of the shared Lot line. The easement shall ensure:
 - i. Construction of a drainage swale and an unobstructed drainage path with a minimum width of 0.3 m to be free and clear of all objects;
 - ii. Soft Landscaping within the easement area;
 - iii. Protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots;
 - iv. A 0.3m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves of a building on an Abutting Lot;
 - v. A 0.6 m footing encroachment easement;
 - vi. Permission to access the easement area for maintenance of the properties;
 - vii. Adequate access for utility maintenance, where applicable; and
 - viii. That an Accessory building must not encroach within the easement area.

c) Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing along Collector Streets, Arterial Streets, and Nodes

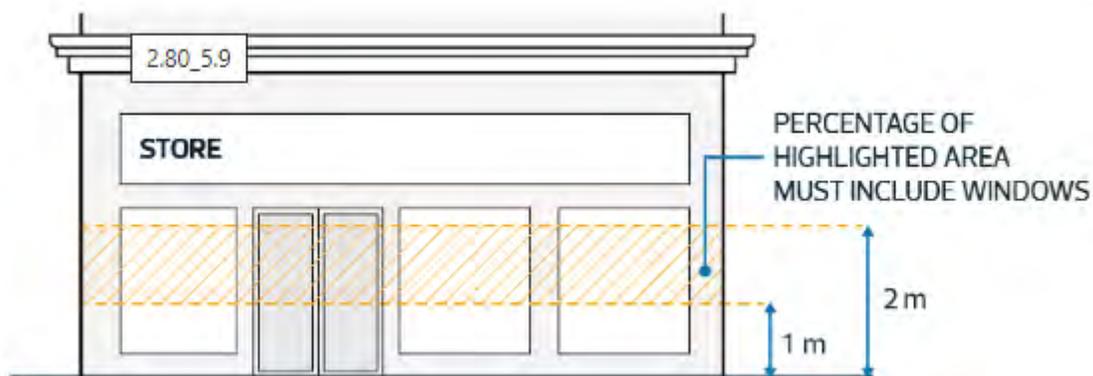
- i. To ensure architectural interest, all units principal buildings shall incorporate a minimum three of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of bold window trims, soffits, muntin bars;
 - b. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - c. Use of exterior materials of high quality and durable materials. Each unit must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - d. Use of accent colour and/or contrast in finishing materials;
 - e. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

d) Apartment

- i. To ensure architectural interest, principal buildings shall incorporate a minimum four of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
 - b. Use of bold window trims, soffits, muntin bars;
 - c. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - d. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - e. Use of accent colour and/or contrast in finishing materials;
 - f. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.
- ii. Parking shall be concealed within buildings with at grade active frontages, located at the rear of the building or located at the side of the building with decorative screening and increased landscaping.
- iii. Within nodes, Parking located at the side of the building with decorative screening shall not exceed 20% parcel width at the front property line.
- iv. Within Nodes, a minimum of 70% of a building length shall be within the permitted setback range along the abutting street.

e) Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Store Front, and Strip Mall

- i. A minimum of 60% of the ground floor façade area adjacent to public street, park and/or open space between 1.0m and 2.0m above grade shall be comprised of windows, doors, or transparent glazing.



- ii. When a canopy or awning is to be installed it shall be a minimum of 0.6m from the curb face and will be located a minimum of 2.5m above grade.

- iii. At the discretion of the Development Authority, the front yard setback may be increased for a Mixed-Use Building to accommodate a patio.
- iv. To promote pedestrian interactions and safety, ground floor facades must comply with the following:
 - a. A minimum of 80% of all ground floor windows facing a street, park, or along facades with a main entrance facing a public area or parking area interior to the site must be clear and transparent. The remainder may be covered by non-transparent materials;
 - b. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam, canopies and lighting fixtures;
 - c. Barrier free access for user with physical or mobility disabilities; and
 - d. Entrances to the multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.
- v. Parking shall be concealed within buildings with Pedestrian Priority Frontages, located at the rear of the building or located at the side of the building with decorative screening and increased landscaping
- vi. Within Nodes, a minimum of 60% of a building length shall be within the permitted setback range along the abutting street.
- vii. To ensure architectural interest for Mixed-Use Buildings, a minimum of three of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of bold window trims, soffits, muntin bars;
 - b. Use of building features such as dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - c. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - d. Use of accent colour and/or contrast in finishing materials;
 - e. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

f) Accessory Building

- i. Minimum area for a Backyard Dwelling and Laneway Housing shall be 30.0 sq.m.

Facades of Backyard Dwellings abutting a public street, lane, park and/or open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the Development Authority.

(9) OTHER REGULATIONS

a) Access

- i. Where a site abuts a lane at the Rear Lot Line, access must be from the lane, except that:
 - a. Vehicle accesses may be from a street for a maximum of 50% of the principal dwellings per Site, not including Lane Dwellings; and
 - b. Every building containing a non-residential use shall have at least one dedicated pedestrian corridor within the parking area connecting to the public entrances of the building.

b) Urban Agriculture

- i. Urban Agriculture within Detached Dwelling, Duplex, Stacked, Duplex, Stacked Townhousing, and Townhousing shall be limited to a maximum of 49% of the area within a Principal Building
- ii. Urban Agriculture shall be limited to maximum 50% of the total front yard area.

c) Landscaping

- i. Landscaping on the site shall be in accordance with Section X _____ of this Bylaw.
- ii. For Apartment, Mixed Use Building, Commercial Block, Inn, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly, Inn, Public Service Building, School, a minimum of 20% of the total site area shall be landscaped.
 - a. One tree for each 25.0m² and one shrub for each 10.0m² of permeable landscape area shall be provided.
- iii. Sites accommodating residential development with fewer than four dwelling units shall maintain a minimum 20% of the total site area as permeable landscaping
- iv. For Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing, one tree for each 100.0m² and one shrub for each 40.0m² of landscape area shall be provided.

d) Fences, Walls and Hedges

- i. Fences, walls and hedges in this district shall be in accordance with the Section X _____ of this bylaw.
- ii. Fences within the Front Yard are limited to a maximum of 0.91 metres.

e) Signs

- i. Signs may be located on fences and shall be in accordance with Section X _____ of this Bylaw.

f) Lighting

- i. All outdoor lighting fixtures must be aimed and shielded in a manner that does not direct illumination onto a street or adjacent residential use. Impact of outdoor lighting should not be beyond the property boundaries.

g) Site Connectivity

- i. Walkways for pedestrians shall be accommodated throughout the site and shall connect to the City's public pedestrian network.
- ii. A pedestrian circulation plan for each development shall be submitted prior to approval of an Apartment, Mixed Use Building, Indoor Assembly, Inn, Single Structure Commercial Pad, or Storefront. This plan shall provide for pedestrian connections between developments such that potential conflict between pedestrians and vehicles is minimized.

h) Nodes & Comprehensively Planned Sites

- i. In addition to the application requirements of Section X _____ of this Bylaw, an Applicant must submit to the satisfaction of the Development Authority:
 - a. A Conceptual Site Development Plan or Overall Master Plan for the development area, or, if the Applicant is only developing a portion of the proposed development area, a Site Development Plan in relation to the portion to be developed in which the Applicant

has also illustrated how the development will be integrated within the overall site design;

- b. The Conceptual Site Development Plan or Overall Master Plan is considered to be nonbinding, must identify the proposed building types, uses, and locations, development phasing, site accesses, vehicular and pedestrian routes, amenity areas, parking, and signage; and
- c. Details regarding the architectural guidelines proposed for the development, including design drawings illustrating the colour scheme, building materials, and theme.

i) Applicability of the Regulations

- i. The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings developed prior to this land use bylaw coming into place ___ **DATE** will not be considered non-conforming.
- ii. For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area or improvements to the facade facing a public street that exceed 50% of the facade's surface area.

DRAFT

(2) PLACE TYPE

This designation applies to the City's future urban areas (i.e. lands annexed in 2020) and where Area Structure Plan and Neighbourhood Structure Plan are approved. The annexed lands where Area Structure Plans and Neighbourhood Structure Plans are not approved will continue to be used for agriculture and regulated through a separate district under this Land Use Bylaw.

Neighbourhoods will be developed as complete communities that are welcoming places, well designed, and well connected. Neighbourhoods will be inclusive and multi-generational with diverse housing options that serve all lifestyles. Services such as parks, schools and places of worship will be easily accessible via multi-modal transportation. Centrally located nodes will act as community gathering space and accommodate neighbourhood scale retail and services along with higher density housing options.

(3) INTENT

(a) General Intent

The intent of the Holistic Neighbourhood District is to facilitate the development of complete and healthy neighbourhoods in accordance with approved Area Structure Plans and Neighbourhood Structure Plans.

(b) Land Use Mix

The neighbourhoods will accommodate diverse housing options and neighbourhood services to serve the community's day-to-day recreational, educational and shopping needs. These uses will be distributed throughout the neighbourhoods along the appropriate street types based on the intensity of the uses.

Higher density housing and community services will be located within nodes and along collector and arterial streets. Development will transition from higher density and intensity in the centre of the node to lower density and intensity towards the periphery of the node, ensuring compatibility with the surrounding development.

(c) Form of Development and their Locations

Buildings with higher density, intensity, and larger massing impact will be located in nodes and along arterial streets, and where appropriate adjacent to or across from open spaces. Scale of development will transition to lower density, less mix use, and lower building massing as the development transitions away from the node and arterial streets to collector and local streets. Collector streets will primarily accommodate medium density residential and medium scale developments in the diverse built forms including Detached, Duplexes, Stacked Duplexes, Townhomes, and Stacked Townhomes that compliment each other. Compatible and complementary low rise Apartments around four storey high, Mixed Use, and non-residential buildings may also be located along collector streets.

Development along local streets will be the lowest in massing, height, and density and accommodate single detached, semi-detached and small scale multi-attached residential buildings. Development will strive to maintain the quiet character of local roads with less traffic on them.

(4) BLOCK STANDARDS

- i. Blocks shall not exceed a maximum of 250.0m in length.
- ii. Where the block frontage exceeds 200.0m, a mid-block pedestrian connection shall be dedicated as a right-of-way. The right-of-way should not be located closer than 50.0m from either end of the block.
- iii. Block standards may be varied to the satisfaction of the Subdivision Authority to address constraints, such as but not limited to natural features, transportation rights-of-way, parks or open space, or existing utilities.

- iv. Reverse Frontage Lot is not permitted in Nodes, to create a welcoming urban condition with buildings framing and fronting onto the street.

(5) USES AND TYPOLOGY

- i. Abutting front attached garages and driveways for Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing must be paired together to maximize separation between driveways to allow for on street parking and operational functionality.
- ii. Front attached garages and/or driveways for a Detached Dwelling, Duplex, Stacked Duplex, Townhousing and Stacked Townhousing shall not be permitted off Collector and Arterial streets.
- iii. Where a non-residential use or an activity is proposed in a building previously developed as a Duplex, Townhousing, or Stacked Townhousing, the entire building must be converted for the non-residential use or residential mixed-use.

Fundamental Use Provision: The fundamental use provisions as requisite qualifiers for permitted and discretionary uses listed within section x_____ Table __.

P – Permitted

D – Discretionary (means use of a land or a building that may be authorized at the discretion of the Development Authority).

Building Type	Requisite Qualifiers							Fundamental Use Provision (FUP)
	HND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		
	Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane		
Apartment	P	P	P	P	P	-	-	
Backyard Dwelling	D	P	P	P	P	P	P	
Detached Dwelling	-	P	-	P	D	P	P	
Detached Dwelling (with one Side Yard reduced to 0.0 metre)	-	P	-	P	-	P	-	
Duplex	D	P	P	P	P	P	P	Along an Arterial Street without Lane access or Collector Street without Lane access when it's a Development with Shared Access
Home Business	D	D	D	D	D	D	D	Shall not be located within an Apartment or Mixed-Use Building.
Internal Secondary Suite	P	P	P	P	P	P	P	
Laneway Housing	-	P	-	P	-	P	-	Only permitted on a corner site where

	Requisite Qualifiers							
Building Type	HND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		Fundamental Use Provision (FUP)
		Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane	
								servicing is available from abutting street.
Stacked Duplex	-	P	-	P	-	P	P	
Stacked Townhousing	P	P	P	D	D	-	-	Along an Arterial Street without Lane access or Collector Street without Lane access when it's a Development with Shared Access
Townhousing	P	P	P	P	P	P	D	Along local street no more than four units in a townhouse, No more than one townhouse building along a Block Front. Along an Arterial Street without Lane access or Collector Street without Lane access when it's a Development with Shared Access
Commercial Block	P	-	-	-	-	-	-	
Inn	D	D	D	-	-	-	-	
Mixed Use Building	P	D	D	D	D	-	-	
Single Structure Commercial Pad	-	P	P	P	P	-	-	In accordance with the Neighbourhood Structure Plan and the Regulatory Plan for this district.
Strip Mall	-	P	P	P	P	-	-	
Store Front	P	D	D	D	D	-	-	Along collector streets shall only be located on corner parcels.
Indoor Assembly	P	P	P	D	D	-	-	
Public Service Building	D	D	D	D	D	D	D	
School	P	P	P	P	P	-	-	Only on sites registered as MR, SR or MSR.

Requisite Qualifiers								
Building Type	HND Locations							Fundamental Use Provision (FUP)
	Nodes	Arterial Street		Collector Street		Local Street		
		Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane	
Urban Agriculture	D	D	D	D	D	D	D	
Parks and Natural Area	P	P	P	P	P	P	P	
Sign	D	D	D	D	D	D	D	

(6) SUBDIVISION STANDARDS

- i. Lot widths and / or building typologies along a block frontage should be varied to allow for a variety of lot widths.
- ii. Lots 9.1m or less in width with front attached garages shall be situated across from lane accessed development 6.1m or wider, a flanking yard, Parks and Natural Area, and/or Development with Shared Access or lots over 11.7 m wide with front attached garages.
- iii. Front-accessed housing on sites 9.1m to 11.7m in width shall be across from lane housing, other front accessed housing with sites greater than 9.1m in width, a flanking yard, or Parks and Natural Areas.
- iv. Each subdivision must adhere to the density thresholds and housing typologies identified in the relevant Neighbourhood Structure Plan and in compliance with the land use designations identified in the respective statutory plans.

Uses	Typology	Node	Arterial Street	Collector Street	Local Street (with Lane)	Local Street (without lane)
Site Width	Detached Dwelling, Stacked Duplex, Laneway Housing	-	Min. 7.9m Max. 9.7m Corner Lot: Min. 9.1m		Min. 7.9m Corner Lot: Min. 9.1m	Min. 9.1m Corner Lot: Min. 10.3m
	Detached Dwelling (with one Side Yard reduced to 0.0 metre)	-	Min. 7.0m Max. 7.6m Corner Lot: Min. 8.5m		Min. 7.6m Max. 8.9m Corner Lot: Min. 8.5m	-
	Duplex	Min. 5.5 m Corner Lot: Min. 6.7m		Min. 6.1m Corner Lot: Min. 7.3m	Min. 6.8m Corner Lot: Min. 8.0m	Min. 7.8m Corner Lot: Min. 9.0m
	Townhousing, Stacked Townhousing	Internal Lot: Min. 3.6m End Lot: Min. 5.5m Corner Lot: Min. 6.7m			Internal Lot: Min. 5.5m End Lot: Min. 6.7m Corner Lot: Min. 7.9m	Internal Lot: Min. 6.1 m End Lot: Min. 7.2 m Corner Lot: Min. 8.5 m -
	Apartment, Commercial Block, Laneway Housing, Single Structure Commercial Pad, Strip Mall, Storefront, Indoor	To the discretion of the Subdivision Authority				

Uses	Typology	Node	Arterial Street	Collector Street	Local Street (with Lane)	Local Street (without lane)
	Assembly, Inn, Mixed Use Building, Public Service Building, School					
Site Depth	Detached Dwelling, Duplex, Stacked Duplex, Townhousing, Stacked Townhousing	Min. 30.0m Lesser depth will be allowed in accordance with the applicable Neighbourhood Structure Plan and Regulatory Map of this Bylaw.				
	Apartment, Commercial Block, Single Structure Commercial Pad, Strip Mall, Storefront, Indoor Assembly, Inn, Mixed Use Building	Min. 30.0m				
	Laneway Housing	Min. 15.0 m				
	Public Service Building, School	To the discretion of the Subdivision Authority.				

(7) BUILT FORM AND SITING

- i. Vehicular access to the building shall be from the lane where a lane is available.
- ii. Shared side property line for Duplex, Stacked Townhousing, and Townhousing is permitted to be 0.0m.
- iii. Setbacks may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.
- iv. Rear Yard Setbacks may be reduced to 1.0m to the satisfaction of a Development Authority for lane accessed Detached Dwelling, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing on lots with reduced depths in accordance with an approved Neighbourhood Structure Plan where garage is attached to the Principal Building.
- v. A Duplex on a local street has a front vehicular access to one unit and rear vehicular access to another, the unit with rear vehicular access may be setback to a maximum of 7.0m.
- vi. Internal building setback at the discretion of the Development Authority.

		Locations						
	Typology	Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
Front Yard	Detached Dwelling, Duplex, Stacked	Max. 1.5m	Min. 4.5 m - Max 6.0m		Min. 3.0 m - Max 4.5m	Min. 3.0 m - Max 4.5m	Min. 3.0m - Max 4.5m	Min. 6.0m - Max 7.0m

		Locations						
	Typology	Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
	Duplex, Stacked Townhousing, Townhousing							
	Apartment, Commercial Block, Inn, Mixed-Use Building, Storefront	Max. 1.5m	Min. 3.0m – Max 4.5m					
	Single Structure Commercial Pad, Strip Mall	Min. 3.0m – Max. to the discretion of the Development authority						
	Indoor Assembly, Laneway Housing Public Service Buildings, Schools	To the discretion of the Development Authority						
	Accessory Building, Backyard Dwelling,	Not permitted within front yard setback.						
Rear Yard	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	Min. 6.0m with lane and 8.0m without lane	Min. 6.0m	Min. 8.0m	Min. 6.0m	Min. 8.0m	Min. 6.0m (where garage/car port is attached to Principal Building) Min. 10.5m (where garage or carport is detached)	Min. 8.0m
	Indoor Assembly, Laneway Housing, Public Service Buildings and Schools	To the discretion of the Development Authority						

		Locations						
	Typology	Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
	Accessory building setback, Backyard Dwelling,	Min. 1.0m						
Side Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	Min. 1.2m. Min. 1.5m for Detached Dwelling where one or more setback is 0.0m.						
	Apartment, Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront	Min. 1.5m for buildings under 9.0m in height. Min. 2.0m for buildings over 9.0m to 12.0m in height. Min. 2.0m plus 1.0m for every 3.0m increase in height for buildings over 12.0m to 20.0m, Min. 6.0m for buildings over 20.0m OR (whichever greater). Min. 3.0m when the abutting to a Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhouse, and/or Townhouse; In nodes Side Yard may be reduced to 0.0m to the discretion of the Development Authority when not abutting a Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing and/or an Apartment.						
	Indoor Assembly, Laneway Housing, Public Service Buildings and Schools	To the discretion of the Development Authority						
	Accessory Building, Backyard Dwelling	Min. 1.0m 0.0m where side yard setback for principal dwelling unit is 0.0m.						
Front Yard Flanking	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Inn,	Min. 2.4m – Max. 3.0m	Min. 3.0m – Max. 4.5m		Min. 2.4m – Max. 3.0m			

		Locations						
	Typology	Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
	Mixed-Use Building, Storefront							
	Single Structure Commercial Pad, Strip Mall	Min. 3.0m			Min. 2.4m			
	Indoor Assembly, Laneway Housing, Public Service Buildings and Schools	To the discretion of the Development Authority						
	Accessory building, Backyard Dwelling	Min 2.4m						
Building Height	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	Min. 5.0m Max. 25.0m			Max. 13.1m		Max. 11.0m	
	Indoor Assembly, Laneway Housing, Public Service Building and Schools	To the discretion of the Development Authority						
	Backyard Dwelling	Max 7.5m and not to exceed the height of Principle Building						

		Locations							
	Typology	Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)	
	All other Accessory Buildings	Max 5.0m							
Density per Lot	Detached Dwelling, Duplex	Maximum 1 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling; plus up to a maximum 1 Internal Secondary Suite							
	Laneway Dwelling	Maximum 1 Principal Dwelling unit;							
	Stacked Duplex	Maximum 2 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite							
	Stacked Townhousing	Maximum 2 Principal Dwelling unit							
	Townhousing	Maximum 1 Principal Dwelling Unit plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite							
Density per Site	Apartment, Townhousing, Stacked Townhousing, Mixed Use Building	Min. 70 du/nrha	Min. 35 du/nrha -Max. 120 du/nrha	Min. 30 du/nrha – Max. 70 du/nrha		Max. 30 du/nrha			
Site Coverage Total	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Max 70%					Max 60% Max 70% where lot depth is under 30.0m		
	Apartment, Commercial Block, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront	To the discretion of the Development Authority.					Max 60%		
	Indoor Assembly, Laneway Dwelling, Public Service	To the discretion of the Development Authority							

		Locations						
	Typology	Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
	Building, School							
	Accessory Buildings	Max 15%						
Common Amenity	Apartment and Mixed-Use	Min. 4.5m ² per dwelling unit						
Private Amenity	Apartment and Mixed-Use	Min. 3.0m ² per dwelling unit to be provided for balconies						

(8) BUILDING CHARACTER AND DESIGN REGULATIONS

a) General

These regulations apply to all development within this district.

- i. Buildings (including corner lots) shall have the same and/ or complimenting materials, colours, and architectural details on all facades exposed to public streets (excluding lane), and parks and open spaces.
- ii. The size, location, design, character and appearance of any building or structure requiring a development permit shall be acceptable to the Development Authority having due regard to:
 - a. The policies and objectives contained within the municipality's statutory plans
 - b. Other City plans, standards, and guidelines; and
 - c. Other factors, such as daylight, sunlight, and privacy.
- iii. Building facades abutting public and quasi-public spaces and streets that exceed 12.0m in building length shall incorporate use of vertical elements such as decorative columns, variation in roofline, use of balconies and porches, and façade articulation (recessed and raised surfaces) to create variation and articulation in the facade and eliminate continuous blank walls.
- iv. Buildings taller than 15.0m in height shall incorporate a Step-Back from front property line to address massing, sun penetration, shadowing and wind funnel impacts at the pedestrian level to the satisfaction of the Development Authority.
- v. Residential Sales Centres may be approved for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.
- vi. Principal buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the street, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority.

b) Detached Dwellings with 0.0m sideyard on one side

- i. Detached Dwelling development with reduced and / or no sideyard on one side shall adhere to the following regulations:

- a. All roof drainage from Principal and Accessory buildings are directed towards a Street, Alley, or private drainage system, and no roof leader discharge is directed to the easement area;
- b. Fences and gates are not permitted in the Front Yard;
- c. The owners of impacted Lots register on title a minimum 1.5 m private easement along the entire distance of the shared Lot line. The easement shall ensure:
 - i. Construction of a drainage swale and an unobstructed drainage path with a minimum width of 0.3 m to be free and clear of all objects;
 - ii. Soft Landscaping within the easement area;
 - iii. Protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots;
 - iv. A 0.3m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves of a building on an Abutting Lot;
 - v. A 0.6 m footing encroachment easement;
 - vi. Permission to access the easement area for maintenance of the properties;
 - vii. Adequate access for utility maintenance, where applicable; and
 - viii. That an Accessory building must not encroach within the easement area.

c) Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing along Collector Streets, Arterial Streets, and Nodes

- i. To ensure architectural interest, all units principal buildings shall incorporate a minimum three of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of bold window trims, soffits, muntin bars;
 - b. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - c. Use of exterior materials of high quality and durable materials. Each unit must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - d. Use of accent colour and/or contrast in finishing materials;
 - e. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

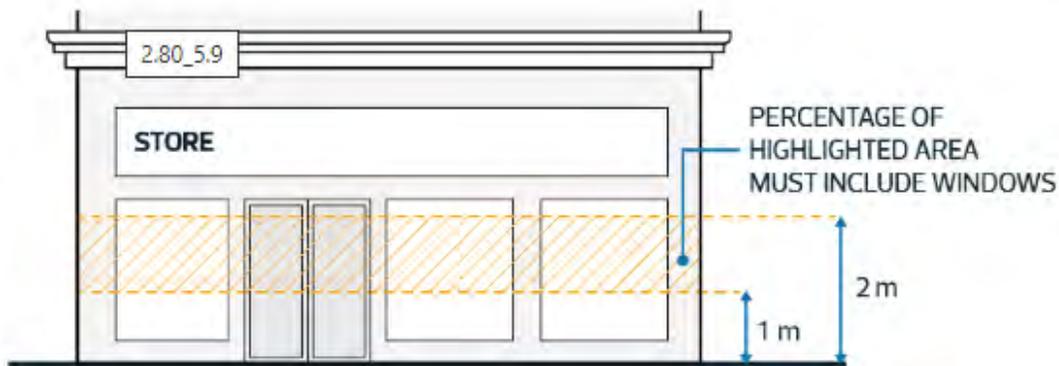
d) Apartments

- i. To ensure architectural interest, principal buildings shall incorporate a minimum four of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
 - b. Use of bold window trims, soffits, muntin bars;
 - c. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - d. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;

- e. Use of accent colour and/or contrast in finishing materials;
- f. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.
- ii. Parking shall be concealed within buildings with at grade active frontages, located at the rear of the building or located at the side of the building with decorative screening and increased landscaping.
- iii. Within Nodes, Parking located at the side of the building with decorative screening shall not exceed 20% parcel width at the front property line.
- iv. Withing Nodes, a minimum of 70% of a building length shall be within the permitted setback range along the abutting street.

e) Commercial Block, Inn, Single Structure Commercial Pad, Store Front, Strip Mall, and Mixed-Use Buildings

- i. A minimum of 60% of the ground floor façade area adjacent to public street, park and/or open space between 1.0m and 2.0m above grade shall be comprised of windows, doors, or transparent glazing.



- ii. When a canopy or awning is to be installed it shall be a minimum of 0.6m from the curb face and will be located a minimum of 2.5m above grade.
- iii. At the discretion of the Development Authority, the front yard setback may be increased for a Mixed-Use Building to accommodate a patio.
- iv. To promote pedestrian interactions and safety, ground floor facades must comply with the following:
 - a. A minimum of 80% of all ground floor windows facing a street, park, or along facades with a main entrance facing a public area or parking area interior to the site must be clear and transparent. The remainder may be covered by non-transparent materials;
 - b. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam, canopies and lighting fixtures;
 - c. Barrier free access for user with physical or mobility disabilities; and
 - d. Entrances to the multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.

- v. Parking shall be concealed within buildings with Pedestrian Priority Frontages, located at the rear of the building or located at the side of the building with decorative screening and increased landscaping
- vi. Within Nodes, a minimum of 60% of a building length shall be within the permitted setback range along the abutting street.
- vii. To ensure architectural interest for Mixed-Use Buildings, a minimum of three of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of bold window trims, soffits, muntin bars;
 - b. Use of building features such as dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - c. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - d. Use of accent colour and/or contrast in finishing materials;
 - e. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

f) Accessory Buildings

- i. Minimum area for a Backyard Dwelling and Laneway Housing shall be 30.0 sq.m.
- ii. Facades of Backyard Dwellings abutting a public street, lane, park and/or open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the Development Authority.

(9) OTHER REGULATIONS

a) Access

- i. Where a site abuts a lane at the Rear Lot Line, access must be from the lane, except that:
 - a. Vehicle accesses may be from a street for a maximum of 50% of the principal dwellings per Site, not including Lane Dwellings; and
 - b. Every building containing a non-residential use shall have at least one dedicated pedestrian corridor within the parking area connecting to the public entrances of the building.

b) Urban Agriculture

- i. Urban Agriculture within Detached Dwelling, Duplex, Stacked, Duplex, Stacked Townhousing, and Townhousing shall be limited to a maximum of 49% of the area within a Principal Building
- ii. Urban Agriculture shall be limited to maximum 50% of the total front yard area.

c) Landscaping

- i. Landscaping on the site shall be in accordance with Section X _____ of this Bylaw.
- ii. For Apartment, Mixed Use Building, Commercial Block, Inn, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly, Inn, Public Service Building, School, a minimum of 20% of the total site area shall be landscaped.
 - a. One tree for each 25.0m² and one shrub for each 10.0m² of permeable landscape area shall be provided.

- iii. Sites accommodating residential development with fewer than four dwelling units shall maintain a minimum 20% of the total site area as permeable landscaping
- iv. For Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing, one tree for each 100.0m² and one shrub for each 40.0m² of landscape area shall be provided.

d) Fences, Walls and Hedges

- i. Fences, walls and hedges in this district shall be in accordance with the Section X _____ of this bylaw.
- ii. Fences within the Front Yard are limited to a maximum of 0.91 metres.

e) Signs

- i. Signs may be located on fences and shall be in accordance with Section X _____ of this Bylaw.

f) Lighting

- i. All outdoor lighting fixtures must be aimed and shielded in a manner that does not direct illumination onto a street or adjacent residential use. Impact of outdoor lighting should not be beyond the property boundaries.

g) Site Connectivity

- i. Walkways for pedestrians shall be accommodated throughout the site and shall connect to the City's public pedestrian network.
- ii. A pedestrian circulation plan for each development shall be submitted prior to approval of an Apartment, Mixed Use Building, Indoor Assembly, Inn, Single Structure Commercial Pad, or Storefront. This plan shall provide for pedestrian connections between developments such that potential conflict between pedestrians and vehicles is minimized.

h) Nodes & Comprehensively Planned Sites

- i. In addition to the application requirements of Section X _____ of this Bylaw, an Applicant must submit to the satisfaction of the Development Authority:
 - a. A Conceptual Site Development Plan or Overall Master Plan for the development area, or, if the Applicant is only developing a portion of the proposed development area, a Site Development Plan in relation to the portion to be developed in which the Applicant has also illustrated how the development will be integrated within the overall site design;
 - b. The Conceptual Site Development Plan or Overall Master Plan is considered to be nonbinding, must identify the proposed building types, uses, and locations, development phasing, site accesses, vehicular and pedestrian routes, amenity areas, parking, and signage; and
 - c. Details regarding the architectural guidelines proposed for the development, including design drawings illustrating the colour scheme, building materials, and theme.

Interested Party	Feedback
Interested Party 1	<p>Minimum lot width should be as low (or lower) than CND District as HND communities will have a higher density requirement. I have specifically noted the difference for Duplex product on a Local Street, but there may be other examples where the minimum lot width is higher in HND Roseburn Special District has designated 28.0m as the minimum lot depth for a "typical" townhouse lot, while any product under 28.0m depth is considered a shallow-lot product and must be specifically identified in the NSP as such. Lots 1-16, BLOCK 5 in Roseburn Stage 1A was built at a 28.0m depth. I would recommend doing another pass of the Roseburn Special District to ensure there are not any other regulations that are out of line so that we can clearly rezone the entire area upon council adoption of the new LUB 8(b)(i) As discussed, I would revise wording so that fencing is not permitted in the front yard, but gates (with no lock) are permitted within the front yard. I have attached the document that us and Qualico use for ZLL product regarding fencing for your review/comment. 9(c) As discussed, we have this same requirement in our architectural controls but we are seeing a lot of issues with homeowners because able to fulfill it, specifically on lots in a cul-de-sac or lots that go around a curve and have a pie shape. The converging driveways does not leave room</p>
Interested Party 2	<p>Recommend removal of requisite qualifiers and instead rely on locations already identified in the outline plans for a simplified approach (ie MDR blocks shown in the outline plan). Request removing the lot width maximums. This will allow various block lengths to be lotted most efficiently, and a variety of housing types can be included. Consider allowing up to 30% front access to collector roadways within the neighbourhood to support efficient land use, as unique layout constraints may require this access orientation. Request removal of maximum setbacks to provide flexibility in building type. A "minimum" is a sufficient way of regulating a consistent block face. Most builders will maximize the building pocket, but some forms, such as rear-attached, may necessitate pushing the building back to minimize setbacks. Request reducing lot width minimums and setbacks to capture lots approved and built in recent zones (ie. please reference the regulations in SLDR and other recent zones that have been approved in the area when setting these minimums) to ensure that the regulations permit the latest housing. Please confirm how setbacks from corner cuts are measured. Please confirm how setbacks from corner cuts are measured. Please confirm how setbacks from corner cuts are measured. Please confirm how setbacks from corner cuts are measured. Density thresholds should be adhered to on a plan basis for each land use, rather than per subdivision, as the size and housing product that is captured within a specific stage can vary, while the overall averages can still be in alignment. Request removal of 8.c.c), as this is better captured in developer's Architectural Guidelines. Request removal of 8.c.c), as this is better captured in developer's Architectural Guidelines. Request removal of 8.c.c), as this is better captured in developer's Architectural Guidelines.</p>
Interested Party 3	<p>We believe the below requirements will have the opposite effect of its intended purpose. Rather than creating a more visually appealing streetscape, builders will be forced to limit the number of architectural styles when they discover that they can't meet the below criteria for all architectural styles. What experience or technical expertise do development officers have that would qualify them to review/approve architectural regulations? What are the cost implications for the home buyer? What are the cost implications for the home buyer? What are the cost implications for the home buyer? What are the resource and cost implications for the builders to make these changes to existing elevations? They will need to take all of their elevations and compare against the below list, potentially re-draft and re-price every model and elevation. Will these new architectural reviews have an impact on the turn around time for permitting? Will these new architectural reviews have an impact on the turn around time for permitting? Noted that the no more than four townhouses is too restrictive. Based on differing depths of TH vs other low density lot types. It's difficult to restrict the percentage to 30%. An entire block should be permitted. Perhaps the fundamental use provision required TH lots on locals to be identified. Suggest eliminating the minimum lane access width, as front garage should be permitted across from any laned product. The 6.1m minimum width restricts many duplex and townhouses options already on the market today. The intent of removing the width would be to future-proof this residential product. Does this mean any lots narrower than 11.7m cannot be across from drive lots? This seems extremely restrictive, as this range of lot sizes has been developed across from similar sized front drive lots in Fort Sask for most of the past decade. Recommend 7.9m site width (local) for detached dwelling, stacked duplex, and laneway housing to accommodate 18' wide building pockets. This lot size is already accommodated in several DCs and we want to avoid having to apply for new DCs if the new LUB does not accommodate the same lot size. Similar for zero lot line recommend 7.0m site width (local) to accommodate 18' building pockets. Suggest reducing site width for duplexes on collector and locals to allow 14' wide lots with rear lane access. Suggest reducing site width for duplexes on collector and locals to allow 14' wide lots with rear lane access. Recommend width regulations for townhousing and stacked match arterial and collectors as these sizes are already being built on locals in Fort Sask with great success. Builder want to carry this success forward with the new LUB. At a minimum we should aim to accommodate 14' wide (4.27m) deep to the exact depth have to be specified in the NSP, or simply noted that reduced depth to a minimum of xx is permitted? Specifically, we're seeing a lot of demand for 25m deep TH lots, so we want to ensure these can continue to be developed with the new LUB. Suggest removing max front setback along arterial and collector streets or increasing to at least 6m. Builders may want to setback houses a bit further to provide a bit of buffer and reduce noise/traffic impacts from busier roads. 8.0m rear yard is quite generous. Most municipalities in the region use 7.5m or less for front drive houses. 8.0m rear yard is quite generous. Most municipalities in the region use 7.5m or less for front drive houses. Side yard flanking along local (4.5m) is way too high. Suggest 2.5m - 3.0m to match the other categories. Side yard flanking along local (4.5m) is way too high. Suggest 2.5m - 3.0m to match the other categories. Suggest increasing building height along local to 12.0m to accommodate 2.5 and 3 storey buildings. These are becoming more common as buyers look to maximize house space on smaller lots. Density per site on local seems too low. Should be at least 25 du/nrha which would be in line with recent developments. Density per site on local seems too low. Should be at least 25 du/nrha which would be in line with recent developments. General concerns regarding the architectural regulations as they may have the opposite effect of the intended purpose. Rather than creating more visually appealing streetscapes builders will be forced to limit the number of architectural styles in an effort to meet the criteria listed. Clarification needed regarding Apartment iii and how this will be implemented with buildings that are on the corner of an arterial/arterial or arterial/collector. Suggest an option of 4 shrub substitution if there is insufficient space for a tree. Suggest an option of 4 shrub substitution if there is insufficient space for a tree. Suggest an option of 4 shrub substitution if there is insufficient space for a tree.</p>
Interested Party 4	<p>The 28m lot depth makes sense to carry through. It allows a known townhouse product to be built efficiently. 30m isn't as responsive to real products we are seeing. For your interest, we have a 27m minimum depth in Leduc's RCD which is a single/semi district and it has caused no negative feedback. 18' ZLL with lane should be allowed on a Local. Is there a specific reason why not? 18' ZLL with lane should be allowed on a Local. Is there a specific reason why not? 18' ZLL with lane should be allowed on a Local. Is there a specific reason why not? The Maximum lot widths for ZLL are too restrictive by only allowing 18' and 20' ZLL on arterials or collectors. These should be at least allow for 24's on all streets - block lengths are too irregular and flexibility is required to fit lots along a block. If only two sizes are allowed we have to get pretty creative. For all Local, Collector and Arterial the range should be 7.0m to 9.5m. This range will support better design options and building variation/character on all streets. In case the EIPS doesn't give their feedback, I wanted to reiterate their note that the province may have intentions to remove MR designation from school sites, so the FUP relating to Schools only being on Reserve sites may be setting a trap for yourselves and should probably be removed. Clarification on size of lots for Laneway Housing. If corner lots with or without lanes can accommodate it, it should be renamed Corner Lot Housing. If it is intended to be two titles parcels (not just a backyard suite) the 15.0m Site depth for the Laneway/Corner Lot Housing is fine, but the depth of the lot is not. On site parking may also impact the footprint of the Laneway housing too much - and since they will have flanking frontage perhaps consider dropping on-site parking requirement for those. I have added a little sketch of how these lots may look and how taking the setback measurements. For the Form and Development verbiage - by wording this as "Intensity will transition gradually" this may create less diversity along blocks as you want. I think transitioning specifically from Apartments is reasonable, but Townhouses, Semis, and Singles should all be allowed to co-mingle with each other. Clarification that Urban Agriculture policies in no way apply to or restrict private gardens. Clarification that Urban Agriculture policies in no way apply to or restrict private gardens. Clarification that Urban Agriculture policies in no way apply to or restrict private gardens. There are a couple of lot widths that appear to need to be updated/Inconsistencies - Such as CND townhouse the corner lot is 5.6m, but I believe that should be 6.6m. I noticed a couple instances of Principal are still spelled Principle. I noticed a couple instances of Principal are still spelled Principle. I noticed a couple instances of Principal are still spelled Principle. I noticed a couple instances of Principal are still spelled Principle. These are very long LUB districts - Any way to condense them or move policies into the LUB general regulations would be good. Working in many municipalities even their most complex districts are only a few pages, so this is a very unique enacting such extensive LUB districts. I have attached a basic figure showing the corner cut issue on lots with reduced front setbacks. I think there is a big opportunity to improve these. As you can see on the sketch, if we use the Max front yard (4.5m) and Max side yard (3.0m) the corner cut setback still makes it impossible to build. To achieve this while retaining the Max side yards in the HND/CND, I recommend considering a policy of 0.90m minimum setback from Corner cuts. This allows a rectangular building to be constructed, maintains the street oriented character/setbacks, and in the rare/unlikely case that a front</p>
Interested Party 5	<p>As discussed, it would be great to see a permitted height listed for schools. This helps to allow for more certainty for the Province when providing funding. Due to site restrictions, school boards are generally looking to build a (minimum) of two storeys high, additionally, school gyms are up to 3 storeys high. For example, SouthPointe School has a height of 11.70m, Heritage Hills Elementary has a height of 11.45m, Forest Grove School has a gym height of 11.6m and a third floor height of 14.4m. For parking, an option would be to include language similar to the City of Calgary's land use bylaw. This allows for some guidelines around parking to be provided, however still allows for flexibility depending on the School Board's needs. See attachment for reference, and a screenshot of the bylaw. Page 120: (5) The Development Authority may consider a relaxation to the minimum required pick-up and drop-off stalls for a School Authority - School when: (a) the proposed development is an addition to a School Authority - School building existing on the effective date of this Bylaw; or (a) the proposed development is an addition to a School Authority - School building existing on the effective date of this Bylaw; or (b) the proposed development is a new School Authority - School building proposed on a parcel designated as reserve land existing on the effective date of this Bylaw; and (c) in the opinion of the Development Authority, it would be difficult to provide the required pick-up and drop-off stalls due to the parcel configuration, area of a parcel and frontage. Page 248: (c) requires the following number of pick-up and drop-off stalls: Page 248: (c) requires the following number of pick-up and drop-off stalls: Page 248: (c) requires the following number of pick-up and drop-off stalls: (i) for the maximum number of students that may be enrolled in kindergarten to grade 9, a minimum 2.5 pick-up and drop-off stalls per 100 students, with a minimum of 5.0 pick-up and drop-off stalls; and (ii) for the maximum number of students that may be enrolled in grades 10 to 12, a minimum of 1.5 pick-up and drop-off stalls per 100 students, with a minimum of 5.0 pick-up and drop-off stalls Where possible, we would like to encourage the use of laybys. These allow for some bus parking to be moved off of the site, and onto the road network. This allows for more flexibility with the building design, and can open up more greenspace on the site. Note that going forward, the RPGA, Bill 50 and Bill 51 will impact the acquisition and disposition of school sites. Note that going forward, the RPGA, Bill 50 and Bill 51 will impact the acquisition and disposition of school sites. The RPGA requires the school board to provide the Province with an Offer to Transfer surplus sites. If the Province accepts the offer, ownership of the school gets transferred to the Province. If the Province declines the offer, disposition continues to follow the Disposition of Provincial Lands Act. Bill 50 and Bill 51 require all new school builds to be owned by the Province. The landowner of the school site must transfer the title to the Province, this generality will occur during the design phase, once site readiness is confirmed. At this time, any MR, SR, or MSR dedication</p>